



Total area: approx. 72.2 sq. metres (777.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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**Flat 3 Beechwood House, Beechey Road, Bournemouth, Dorset, BH8 8LJ**  
**Guide Price £295,000**

**\*\* RECENTLY-RENOVATED GARDEN APARTMENT \*\*** Link Homes Estate Agents are delighted to offer for sale this two bedroom garden apartment situated in the ever-popular Charminster location. 'Beechwood House' is a beautiful character style building of just eight apartments and benefitting from an array of standout features including two double bedrooms with bedroom one offering a three-piece en-suite and direct access onto the private rear garden, a gorgeous open-plan kitchen/living room with integrated appliances, a separate three-piece bathroom suite, a private entrance and a share of the freehold. This is a must-view to appreciate the accommodation on offer!

'Beechey Road' is a picturesque treeline road located in the Charminster, Bournemouth area. There is an array of shops, restaurants, barbers, cafes, bars and many other convenient amenities and attractions. Bournemouth Town Centre is easy to reach along with the award-winning sandy beaches that come with it. The Bournemouth Wessex Way is very nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo.





## Ground Floor

### Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed frosted composite front door to the side aspect opening onto the side walkway, double glazed frosted windows to the side aspect, laminate flooring, electric 'Ronite' heaters, enclosed consumer unit and meter, alarm system, power points and French doors opening onto the living/kitchen area.

### Living Area

Smooth set ceiling, downlights, dual aspect UPVC double glazed windows to the front and side overlooking the wrap around garden, electric 'Rointe' heater, double glazed composite entrance door to the front aspect opening onto the wrap around garden, laminate flooring, power points and a television point.

### Kitchen

Smooth set ceiling, downlights, smoke alarm, wall and base soft closing fitted units with under lighting to the wall units, integrated longline fridge/freezer, integrated electric oven, four-point ceramic electric hob with splash back and extractor fan above, integrated slimline dishwasher, integrated washer/dryer, one and a half bowl stainless steel sink with drainer, Quartz worktops, integrated hot water tank and power points.

### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed French doors and window opening onto the wrap around garden, carpeted flooring, electric 'Rointe' heater, power points, television point and an en-suite shower room.

### En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, tiled flooring, part tiled walls, stainless steel heated towel rail, wall mounted sink with a soft closing under-cupboard, wall mounted LED mirror, single enclosed rainfall shower and a wall mounted toilet.

### Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed windows to the rear aspect overlooking the wrap around garden, carpeted flooring, electric 'Rointe' heater, power points and television point.



## Bathroom

Smooth set ceiling, downlights, extractor fan, tiled flooring, part tiled walls, stainless steel heated towel rail, a wall mounted toilet, wall mounted sink with soft closing under-cupboard, wall mounted LED mirror and a panelled bath with a rainfall shower head above.

## Outside

### Front Garden

Mainly laid to lawn, patio area, picket fences and a tree.

### Rear Garden

Mainly laid to patio, gravel areas, flower bed areas and fences surrounding the garden.

### Parking

On a first come first serve basis.

## Agents Notes

### Useful Information

Tenure: Share of Freehold  
Lease Length: 999 years.  
Service Charges: £1,576.80 per annum.  
Buildings Insurance: Included in the service charges.  
Management Company: House & Sons.  
EPC Rating: C  
Council Tax Band: C - Approximately £1,909.11 per annum.  
Pets: On a non nuisance basis.  
Warranty: The building has been fully signed off and there is a ten year warranty in place.  
Storage: Each apartment also comes with its own secure storage unit.  
There has since been an island/breakfast bar added to the kitchen.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £2,250  
Additional Property: £11,100

